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Kilmister Court, Wragby



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£365,000

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IMMACULATELY PRESENTED DETACHED FAMILY HOME. in popular residential location. Spacious accommodation comprising entrance hall, wc, lounge, study, dining room, kitchen, utility, 4 bedrooms, ensuite and bathroom. Generous gardens, double garage and driveway. NO ONWARD CHAIN!

### Key Features

- Modern Detached House
- Popular Residential Location
- Immaculately Presented Throughout
- Entrance Hall, WC, Lounge, Study
- Kitchen, Utility, Dining Room
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold



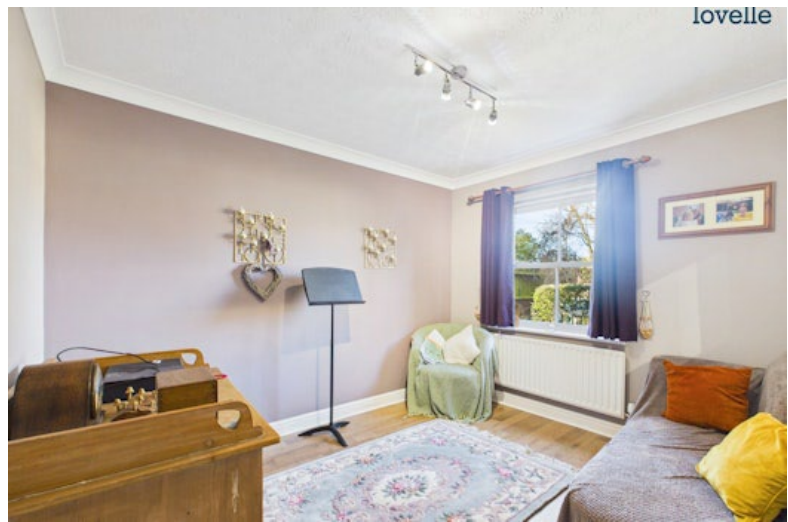
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## Situation

The popular Market town of Wragby is situated approximately 11 miles from the Cathedral city of Lincoln, Louth approximately 14 miles and is accessed via the A158 and also giving convenient access in the directions of Market Rasen (7miles), Bardney (5 miles) & Horncastle (10 miles). Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including two public houses, a fish shop, café, supermarket, village hall, doctors surgery, newsagents and schooling and leisure facilities.

## Entrance Hall - 1.96m x 6.02m (6'5" x 19'10")

timber entrance door, radiator, stairs to first floor accommodation and storage cupboard under

## WC - 0.9m x 1.72m (3'0" x 5'7")

low level WC, hand wash basin, radiator and tiled splash backs

## Lounge - 3.52m x 6.51m (11'6" x 21'5")

double glazed bay window to front aspect, radiator, laminate flooring, feature fire place with log burner inset, double glazed French doors to rear aspect

## Study - 2.34m x 2.37m (7'8" x 7'10")

double glazed window to rear aspect and radiator

## Dining Room - 2.77m x 3.4m (9'1" x 11'2")

double glazed window to rear aspect, radiator and laminate flooring

## Kitchen - 3.12m x 2.98m (10'2" x 9'10")

a range of fitted wall and base units, space for under counter fridge, space and plumbing for dishwasher, sink unit, electric oven, 4 ring hob, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

## Utility - 2.13m x 1.75m (7'0" x 5'8")

fitted base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled flooring, radiator and double glazed entrance door

## Landing - 3.01m x 0.99m (9'11" x 3'2")

roof void access and airing cupboard housing hot water cylinder

## Bedroom 1 - 3.37m x 3.73m (11'1" x 12'2")

double glazed window to rear aspect and radiator

## Ensuite - 1.74m x 1.27m (5'8" x 4'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

### Bedroom 2 - 3.59m x 3.20m (11'9" x 10'5")

double glazed window to front aspect and radiator

### Bedroom 3 - 3.17m x 2.77m (10'5" x 9'1")

double glazed window to rear aspect and radiator

### Bedroom 4 - 2.53m x 3.2m (8'4" x 10'6")

double glazed window to rear aspect and radiator

### Bathroom - 3m x 1.65m (9'10" x 5'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

### Gardens

generous well maintained gardens being mostly laid to lawn with paved patio area, planted shrubs, bushes and trees and outbuildings including potting shed and timber shed.

### Double Garage - 4.96m x 5.73m (16'4" x 18'10")

2 up and over doors, power, lighting and 2 double glazed windows to rear aspect

### Driveway

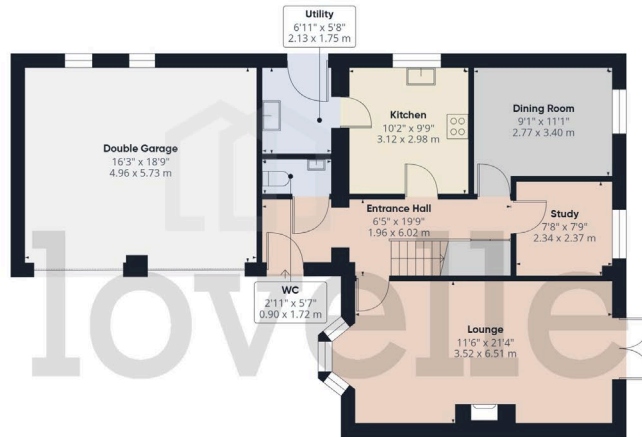
block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

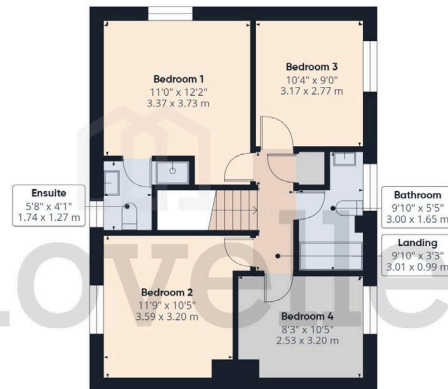
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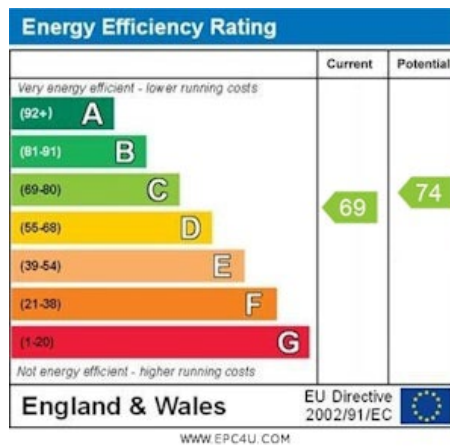
Ground Floor



Approximate total area<sup>(1)</sup>  
1581 ft<sup>2</sup>  
147 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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